



Minutes

Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

Date: **Tues., Feb.11, 2014 - 7 p.m.**

Place: Sheridan Town Hall, 506 Main Street

Commissioners:

--Craig Wallace - **present**

--Don Chesney - **absent**

--Brenda Bush – **present**

1) Call To Order - Craig Wallace, President

2) Secretary - Minutes, Sept. 30, 2013, 7 p.m.

3) Comprehensive Master Plan – Discussion - Priorities

--November 14 - Presentation - Final Plan - Sheridan Town Council – SRO

--Post Comprehensive Plan:

--Westfield Interface Plan

--Annexation – **Discussed priorities for annexation initiative, including local, nearby and protection zone for management of land use and farmlands**

--Sheridan Parks Plan (new grants opportunities) **Discussed merits of park plan and new access to grants/funding; new board to be created**

--Drainage Plan and Housing Potential - **County will survey land**

--Storm Water Utility – **activate existing**

4) Budget - 2014 - Economic Development Activities

--Funding – **to be expanded this spring**

--New Membership: Indiana Economic Development Association (IEDA): **\$50**

--Revision: brochure for economic development- Quote: Solution Design (B2B agency)

--**\$3,043 + Extra Copies to be produced; will wait until more info is available on Countryside Industrial Park.**

5) Shovel-Ready Designation & Marketing Plan

--Plan & Resources – Craig Wallace – **Broker/developer to be hired.**

--West Road - **WESCO, Town and Davis to talk about upgrade**

6) Hamilton County Alliance - Update and Annual Membership

7) Sheridan Learning Center: Status: Steve Martin – **IVTech has had first meeting**

8) New Programs Emerging:

--Sheridan - Strategic Plan - OCRA - January 2014 Workshop – Stellar Community Discussion

--BSU Miller School of Business - Vision: Sheridan Community Center

a) Outcomes: Steering Committee

--New standing uses for facility, proforma, improvements, use of beer/wine

--HAND --New working relationship: Housing Development/Monon Trail/Main Street

--Design Standards - Committee

9) Discussion / Other:

--**Kimberly Coveney, Sheridan Chamber, introduced interest in gateways project.**

10) Next Meeting

11) Adjourn (*RED: Attending)

--Brenda Bush

--Craig Wallace

--Ron Stone

--Betty Lee Cooper

--Linda Sutton

--Connie Pearson

--Parvin Gillim

--John Patrick



Sheridan Economic Development Commission

Sheridan Economic Development Advisory Council (Ad Hoc)

Date: Mon., May 19, 2014 - 7 p.m. Place: Sheridan Town Hall, 506 Main Street

Commissioners:

--Marty Samuels - present

--Don Chesney - absent

--Brenda Bush - present

- 1) Call To Order – Election of President –Marty Samuels elected president replacing Craig Wallace (who will move to Economic Advisory Council)
- 2) Secretary - Minutes, Feb. 4, 2014 – read and approved unanimously
- 3) Overview of Priorities: Comp Plan: priorities - OCRA
--annexation – reviewed scope of local annexation work to bring in eligible properties
--drainage project w/Hamilton County –reviewed status of work that will be done before next meeting in summer
- 4) Econ Dev Budget Increased – new increases in economic development budget will now provide ability to hire grant writer, Tina Mendenhall, to begin work on an OCRA grant of \$15,000 for a 5-year DNR parks master plan; funds to develop new economic development brochure were approved at \$3,500 and will be designed to be downloaded from town website.
- 5) Interface Plan – Phase 1 of a two-part strategic study outlined in the Comp Plan is being assembled after much dialogue. The essential elements might involve Adams Township, Westfield, the use of protection annexation and address needs for farm land protection, US 31 changes that will spur economic opportunities and ag tourism
- 6) Design/Development Standards – A small committee will be assembled to launch work on review and changes in the ordinances and design standards governing development. Michelle Westermeire agreed to lead part of the work and she will try to reach Si Devaney about this project to assemble a team. An effort will be made to research new standards in Cicero and other communities. The firm “Ground Rules” in Zionsville was mentioned as a professional services resource that might be able to help lead this work.
- 7) Workforce and Education – There were no reports on-workforce development/IVY Tech, nor Ad Hoc Learning Center
- 8) Township Merger: Marion/Zionsville Issue – Reported exploration of potential relationships between Marion Township and Zionsville which would have schools and fire impact on Sheridan. Everyone asked to Keep us posted on any developments; Candace Ulmer, Zionsville Council, confirmed with Brenda that they are always talking to assess opportunities.
- 9) New Business Development
--Project Copper Top was briefly discussed, a new assembly business reviewing Sheridan for prospective new facility. More information to follow.
- 10) Countryside Industrial Park – Craig Wallace detailed progress on WESCO’s expanding shovel-ready industrial park on SR 47 and the potential need to improve West Road to access the facility(s). More information to come later in summer. In June, he expects a tentative master plan to be designed by Keeler Webb Engineering and could be working with Cassidy Turley to market the park.
- 11) SR 47 & INDOT – Inquiries made with INDOT to ascertain a 1.5 mile stretch of SR 47 that had not been paved in years. This is a state issue and Council will be discussing a resolution with legislative leadership that may patch/chip seal. Rep. Eric Turner is connecting with INDOT to look at present and long-term solutions to maintaining Sheridan’s state highways.
- 12) HCA name Change & Dues (now Hamilton County Economic Development Corporation) – The lead agency for Hamilton County’s economic programs has changed its name and restructured. Dues will increase in 2015.
- 13) Community Center – There is interest in identifying ongoing usages of the Community Center as outlined in a Ball State overview. Riverview Health will be exploring programs it can offer. A steering committee must be established to recommend programs or other standing uses for facility, prepare proformas, improvements, use of beer/wine (which would require special liability insurance).
- 14) HAND –Hamilton County Area Neighborhood Development – Nate Lichti – Nate detailed a new initiative, Neighborhoods NOW and Helping HAND (home repairs)—they are looking for 10 residents in Sheridan to apply for assistance. In the future, HAND may be able to explore use of the former Adams Elementary School as housing.

Attending:

--Ron Stone
--Connie Pearson
--Parvin Gillim
--Craig Wallace
--Steve Martin
--David Mundy
--Michelle Westerreire
--David Kinkead

Interfacing: Randy Parsons & Tom Cain

Reporting: Nate Lichti, Steve Martin, Craig Wallace, Michelle Westerreire